

**City of Greensboro Planning Department
Zoning Staff Report
May 10, 2004 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: Item A
Location: 4008 Bell Orchard Drive

Applicant: Henry H. Isaacson
Owner: Tilex Partners

From: RS-12
To: CD-GB

Conditions: 1) Uses limited to parking in conjunction with the adjoining properties.

SITE INFORMATION	
Existing Land Use	Vacant
Acreage	.318
Physical Characteristics	<i>Topography:</i> Flat <i>Vegetation:</i> Grass <i>Other:</i> n/a
Overlay Districts	n/a
Historic District/Resources	n/a
Generalized Future Land Use	Mixed Use Commercial
Other	n/a

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Dwelling	RS-12
<i>South</i>	Vacant Building	RM-18
<i>East</i>	McDonald's Restaurant	CD-GB
<i>West</i>	Single Family Dwelling Day Care Center	RS-12, RM-8

ZONING HISTORY		
Case #	Year	Request Summary
	1992	This property was zoned Residential 120S . It was converted to RS-12 at the time of city-wide remapping to implement the UDO (July 1, 1992)

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-GB (PROPOSED) ZONING DISTRICTS

RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.

GB: Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks. See condition for use limitation.

TRANSPORTATION

Street Classification	Pisgah Church Rd. - Minor Thoroughfare, Bell Orchard Dr. - Local Street
Site Access	Maximum of one access to Bell Orchard Drive.
Traffic Counts	Pisgah Church Rd. ADT = 21,223.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	Yes.
Traffic Impact Study	Not required.
Other	N/A

ENVIRONMENTAL REVIEW

Water Supply Watershed	Yes, Greensboro
Floodplains	None
Streams	None
Other	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

POLICY 8E.3: Facilitate shared parking where appropriate.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent

opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner.

Activity Center: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The Pisgah Church Road/Lees Chapel Road Corridor Study, prepared in 1996, designated the area surrounding the intersection of Pisgah Church Road and North Elm Street as a Commercial Node. The plan mentioned that this area should continue to diversify as a commercial node without strip development. The plan mentioned that the abandoned nursing home which abuts the subject property to the south should be considered for adaptive reuse as either an assisted living facility or a day care center.

Other Plans: N/A

STAFF COMMENTS

Planning: The original zoning to a commercial classification for the McDonalds parcel and four other parcels, including the drug store and the bank at the northwest and northeast corners of Pisgah Church Road and North Elm Street, respectively, was established by City Council in 1992. In September of 1992, the Zoning Commission rezoned the McDonalds parcel to its present zoning of Conditional District – General Business.

The property containing the day care center was rezoned to RM-8 by the Zoning Commission in August 1997. The property on the south side of Pisgah Church Road across from the McDonalds parcel was rezoned by the Zoning Commission to Conditional District – Shopping Center on September 8, 2003 (eastern tract) and on December 8, 2003 (western tract).

A concern of staff is allowing a commercial driveway on a residential street. However, staff also feels that additional parking is needed in this area not only for the McDonalds, but also for the future use of the currently vacant building at the northeast corner of Pisgah Church Road and Bell Orchard Drive. With the potential of the proposed parking lot to be shared with other adjoining properties, this may assist in encouraging the redevelopment of this long vacant property at the corner. Shared parking is supported by Connections 2025 policy 8E.3.

In order to protect the existing neighborhood to the north and establish a line demarcating commercial zoning from residential zoning, staff recommends providing a sufficient buffer via heavier landscaping and/or a decorative fence to screen the parking lot from the adjacent residential property to the north. Also, some consideration should be given to the height, angle, shielding, and intensity of parking lot lighting so as not to negatively effect the adjacent residential properties. Such screening and lighting provisions would go a long way toward meeting the objective of Policy 6A.4 mentioned above. Furthermore, if approved, staff strongly recommends that additional commercial uses should not be allowed to extend any further north on Bell Orchard Drive.

GDOT: There have been four accidents that have occurred within the last three years for the existing McDonalds driveway on Pisgah Church Road. Upon full development of the CD-SC property across the street the existing McDonalds access will be restricted to a right in right out.

Water Resources: No additional comments.

HCD: No comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.

ADDITIONAL INFORMATION

N/A